

**EXHIBIT B - CONDITIONS OF APPROVAL
DRC2015-00041 PARSONS**

Approved Development

1. This Minor Use Permit/Coastal Development Permit authorizes the construction of a 646 square-foot second-story living addition and a 98 square-foot deck to an existing 1,346 square-foot single-family residence. The project will result in no permanent disturbance on a 5,000 square-foot parcel.
2. Maximum height is 24 feet (as measured from the center line of the fronting street at a point midway between the two side property lines projected to the street center line, to the highest point of the roof).
3. All development shall be consistent with the approved site and architectural elevations.

Conditions required to be completed at the time of application for construction permits

4. **At the time of application for construction permits**, all project conditions shall be clearly printed on the plans and construction documents shall be consistent with the currently adopted California Codes.
5. **At the time of application for construction permits**, all plans and engineering shall be prepared by a California Licensed Architect of Record or Engineer for all design portions of the project that do not meet "conventional construction" as defined by the current building code.
6. **At the time of application for construction permits**, the project is subject to the California State Title 24 energy laws.

Site Development

7. **At the time of application for construction permits**, development shall be consistent with the approved site plan, floor plans, and architectural elevations.
8. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures, including security lighting, shall be aimed and shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Fire Safety

9. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, to be prepared at the time of application for construction permits by the Cayucos Fire Department for this proposed project.

Services

10. **At the time of application for construction permits**, the applicant shall provide confirmation of water and sewer availability letters from Paso Robles Beach Water Association and Cayucos Sanitary District to service the property and the addition.

Grading, Drainage, Sedimentation and Erosion Control

11. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Stormwater Management. Applicable projects shall submit a Stormwater Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with the Stormwater Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.
12. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Storm Water Conveyance Management and Maintenance System" exhibit for review and approval by the County.
13. **At the time of application for construction permits**, the project shall conform to the "National Pollutant Discharge Elimination System" storm water management program regulations.
14. **Prior to issuance of construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Storm Water Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

Conditions to be completed during project construction

Fees

15. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Building Height

16. The maximum height of the project is 24 feet (as measured from the center line of the fronting street at a point midway between the two side property lines projected to the street center line, to the highest point of the roof).
 - a. **Prior to any site disturbance**, a licensed surveyor or civil engineer shall stake the lot corners, building corners, and establish the center line of the fronting street at a point midway between the two side property lines and set a reference point (benchmark).
 - b. **Prior to approval of the foundation inspection**, the benchmark shall be inspected by a licensed surveyor prior to pouring footings or retaining walls, as an added precaution.
 - c. **Prior to approval of the roof nailing inspection**, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height and the actual height of the structure. This certification shall be prepared by a licensed surveyor or civil engineer.

ATTACHMENT 02

Conditions to be completed prior to occupancy or final building inspection / establishment of the use

Fire Protection

17. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from Cayucos Fire Department of all required fire/life safety measures.

Cayucos Community Services District

18. Applicant shall submit for final plumbing inspection upon completion of the project.

Development Review Inspection

19. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

General

20. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Coastal Zone Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
21. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred or are occurring, this approval may be revoked pursuant to Coastal Zone Land Use Ordinance Section 23.10.160.